

3.0 PROJECT DESCRIPTION

The proposed project would add new residential and other accessory facilities to the existing Valle Verde Retirement Community. A detailed description of the project and associated development characteristics is provided below.

3.1 PROJECT OWNER and APPLICANT

American Baptist Homes of the West
Ron Schaefer, Executive Director

3.2 PROJECT LOCATION

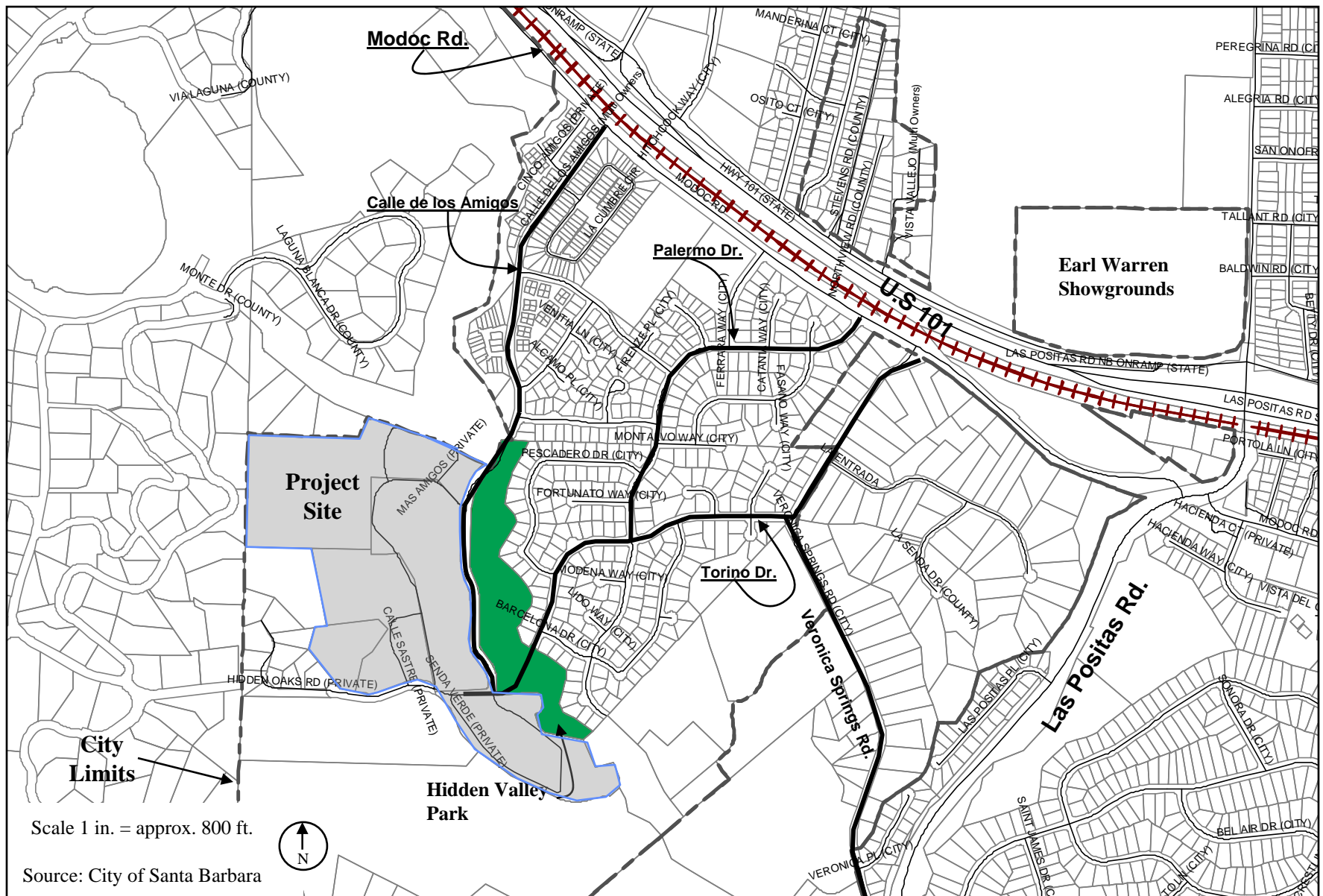
The Valle Verde Retirement Community is located in the Hidden Valley neighborhood in the southwestern portion of the City of Santa Barbara (Figure 3.2-1). The project site is approximately 59.75 acres in size, is comprised of five legal parcels, and is generally bound by residential areas to the south and west; the La Cumbre Country Club to the north; and Hidden Valley Park, Arroyo Burro Creek and residential uses to the east.

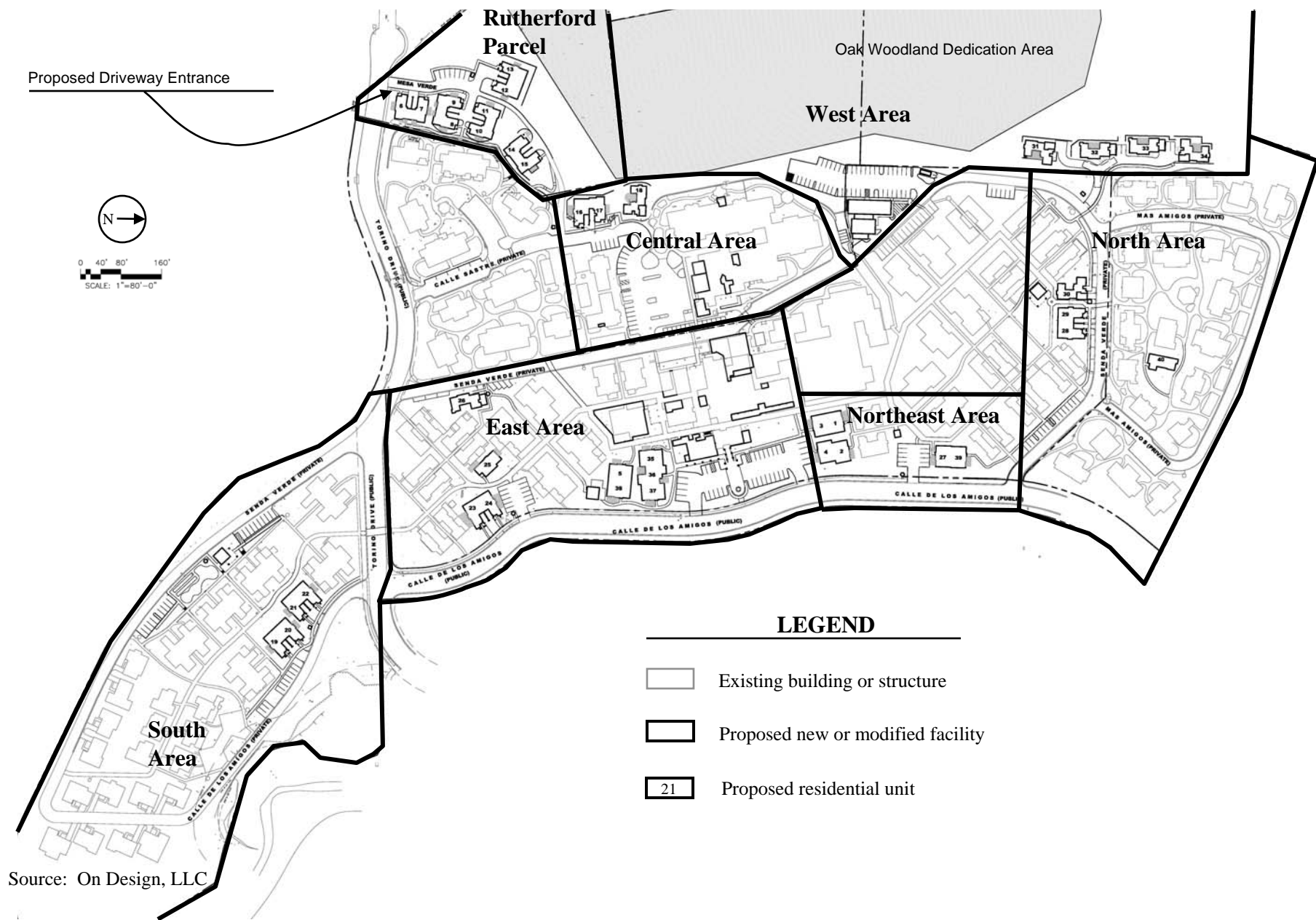
3.3 PROJECT COMPONENTS

The proposed project would provide various additions and modifications to the Valle Verde Retirement Community facility. The major components of the project are listed below and more detailed descriptions are provided in subsequent subsections.

- 40 new residential units
- Assisted Living Facility additions and remodel
- Administration Building additions and remodel
- Replacement Maintenance Building
- Other building additions and remodels
- New on-site parking spaces and changes to existing parking areas
- Oak woodland dedication
- Lot Line Adjustment, Zoning Ordinance Modifications, and Conditional Use Permit Amendment

For descriptive purposes in this EIR the locations of individual project components are described using references to their general location on the project site (*e.g.* the north, northeast, south, west, east and central portions of the project site). The portion of project located in the southwest corner of the project site is referred to as the “Rutherford” parcel. Figure 3.3-1 shows the entire project site and proposed site plan, and depicts the location of each general area that has been used to describe the location of individual project





components¹. More detailed site plans depicting the location of individual project components are provided in subsequent subsections of this project description.

3.3.1 New Residential Units

This project component would result in the construction of 40 new independent living residential units on the project site. This project component also includes the demolition of the single-family residence located on the Rutherford parcel; demolition of two independent living units (a duplex building), and the demolition of four studio units that are provided in a single structure, the conversion of a six bed Hospice facility and the conversion of two Bed & Breakfast units. The proposed project would result in a total net increase of 33 units on the project site.² Existing and proposed residential units on the project site are summarized below.

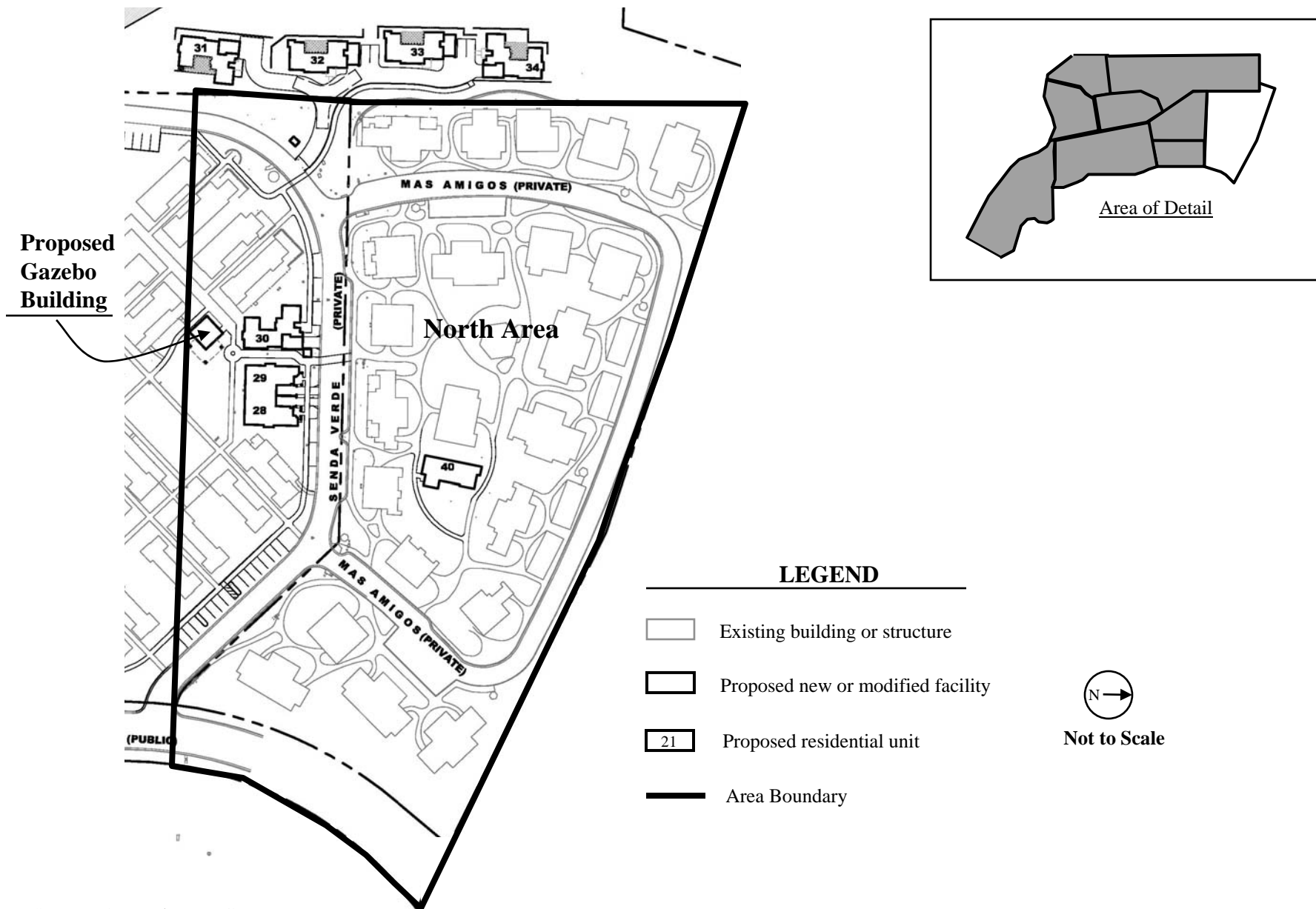
Unit Type	Existing	Post Project
Independent Living	213	251
Studio	10	6
Single Family Residence	1	0
Total	224	257

The 40 proposed residential units would be provided in a variety of configurations, including nine (9) detached units, 28 units in duplex configurations, and 3 units in a triplex configuration. Table 3.3-1 describes the type and general location of the proposed units on the project site, and Figures 3.3-2 through 3.3-8 provide detailed site plans depicting the locations of the proposed units and other proposed site modifications.

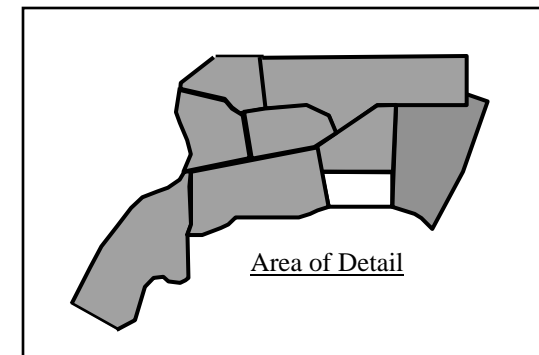
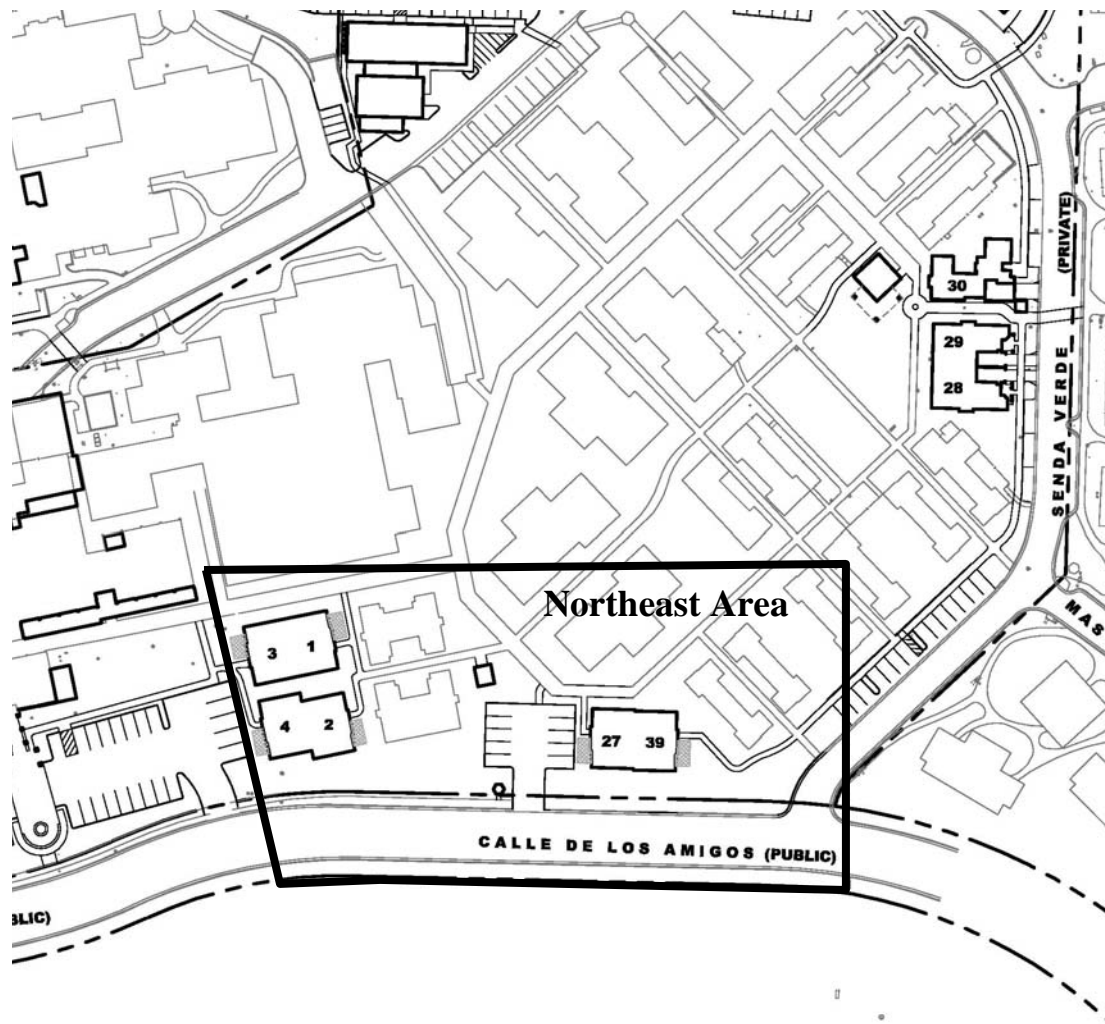
All proposed dwelling units would be two-bedroom, one-story buildings with a maximum height between 14 and 19 feet measured from adjacent finished grade. Six different floor plans have been proposed for the new units, and the residences would range between 1,146 to 1,425 net square feet in size, excluding garage area. Single-car garages would be provided for 27 of the units, 10 units would be provided with carports, and three units would be allocated uncovered parking. Figures 3.3-9 through 3.3-11 depict selected elevations for the proposed residential units.

¹ Please note that the project area locations depicted on Figure 3.3-1 are for descriptive purposes only and the outlined areas do not necessarily follow existing or proposed property lines.





² The proposed project would result in a net increase of 33 residential dwelling units on the project site, and this increase has been used as the project-related change to existing conditions considered by this EIR. Other methods could be used to calculate the project-related change in on-site units because the existing residence on the Rutherford parcel is not part of the existing Conditional Use Permit that has been approved for the Valle Verde Retirement Community, and the existing studio units located on the project site are not considered to be residential units by the City because they do not have kitchens. For analysis purposes in this EIR, however, the residence on the Rutherford property and the existing studio units all contribute to existing or “baseline” conditions.



Source: On Design, LLC



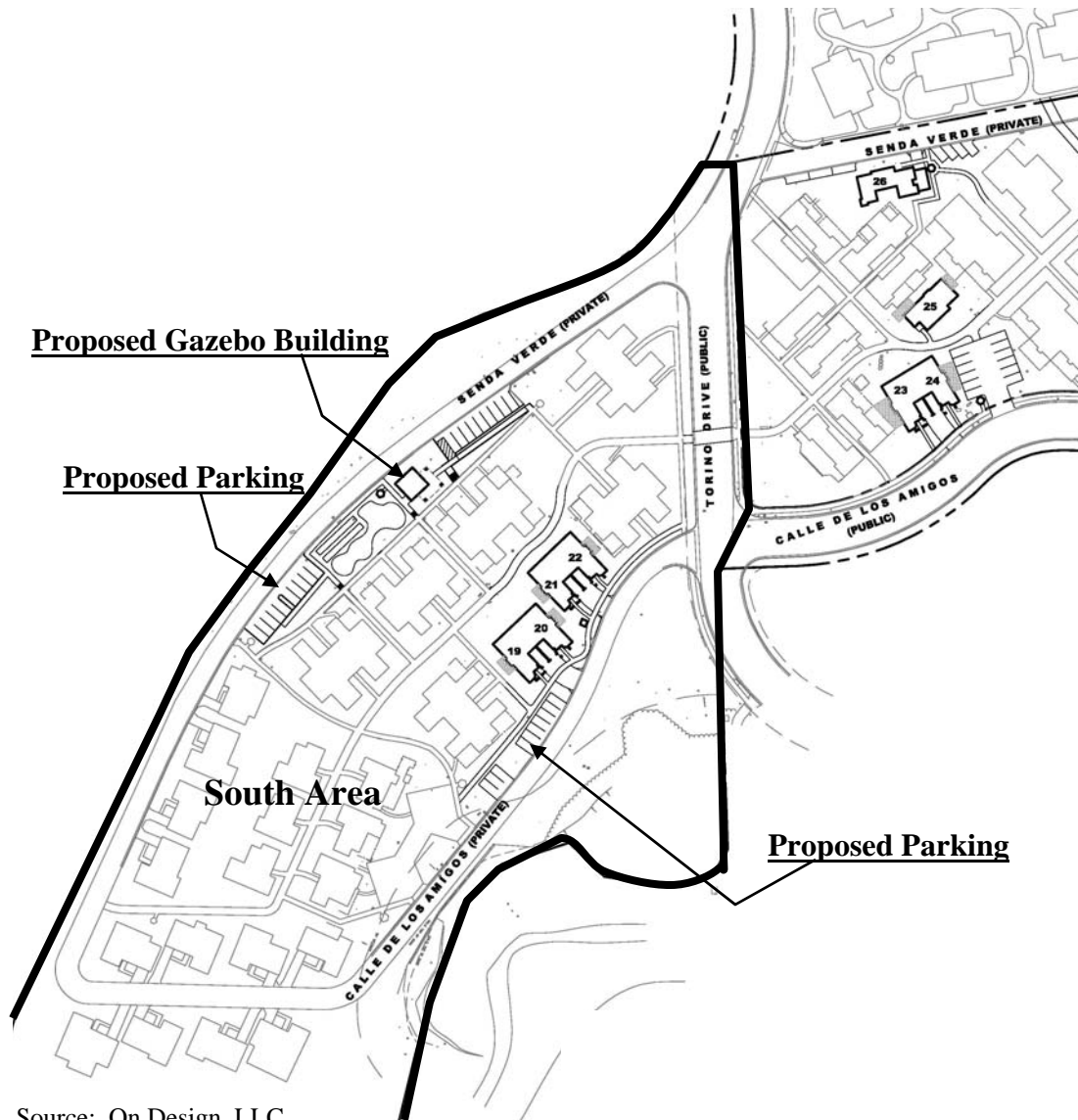
LEGEND

-  Existing building or structure
-  Proposed new or modified facility
-  Proposed residential unit
-  Area Boundary

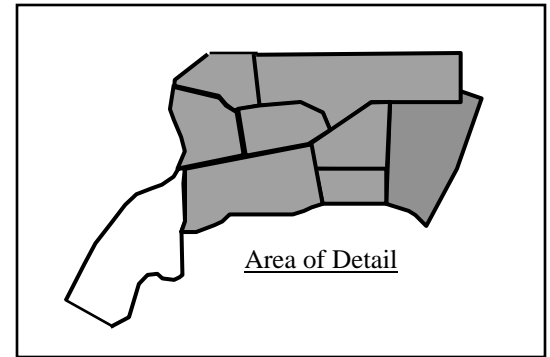


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Source: On Design, LLC







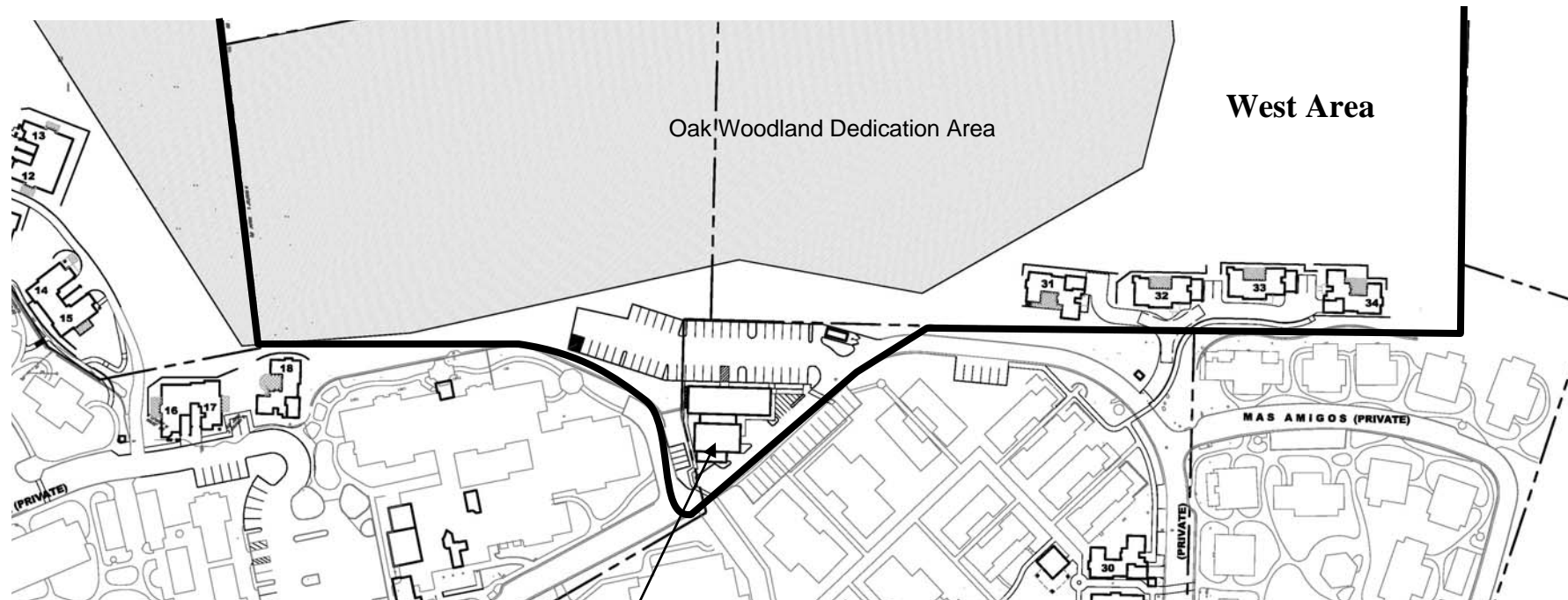
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

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-  Proposed residential unit
-  Area Boundary



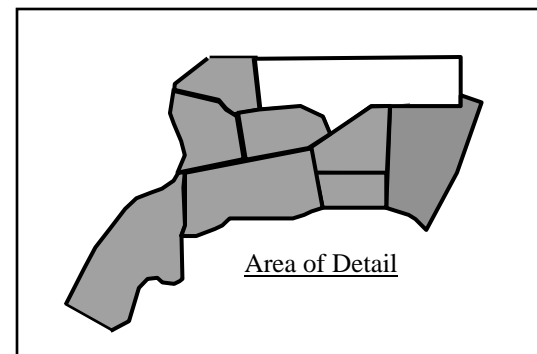
LEGEND

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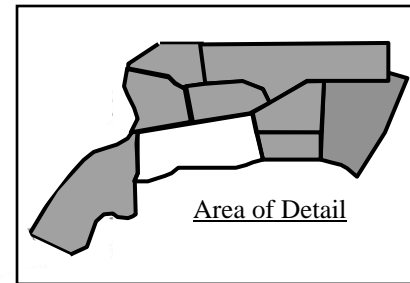
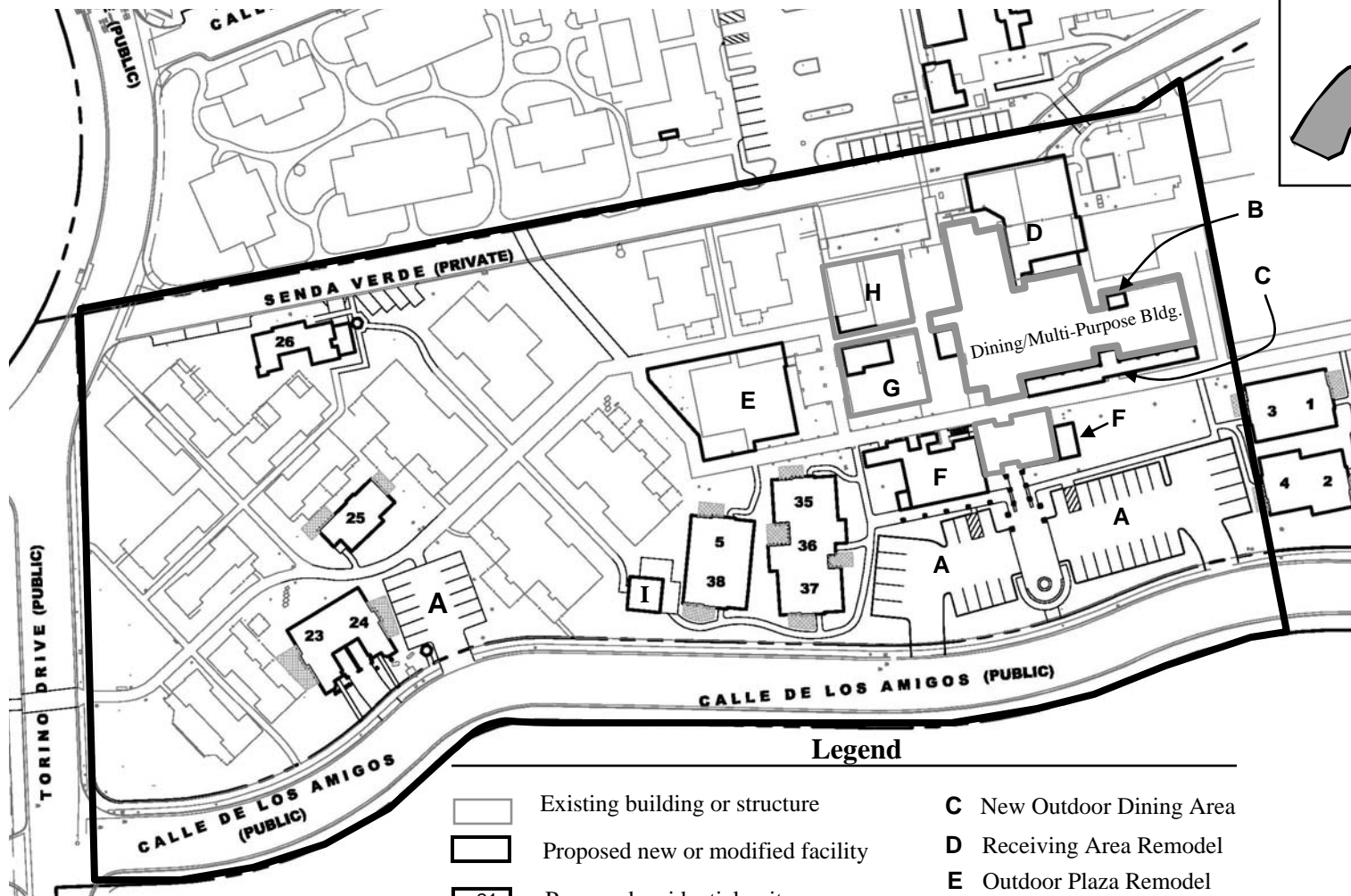
**Proposed Maintenance Building
and Parking Areas**



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Source: On Design, LLC



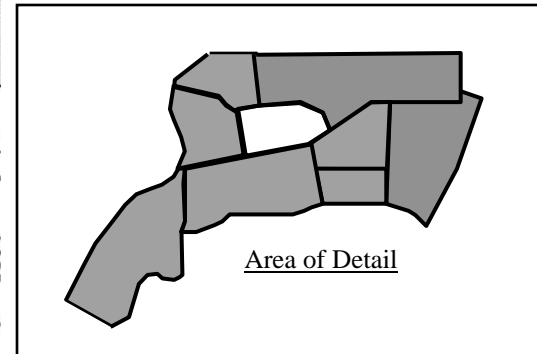
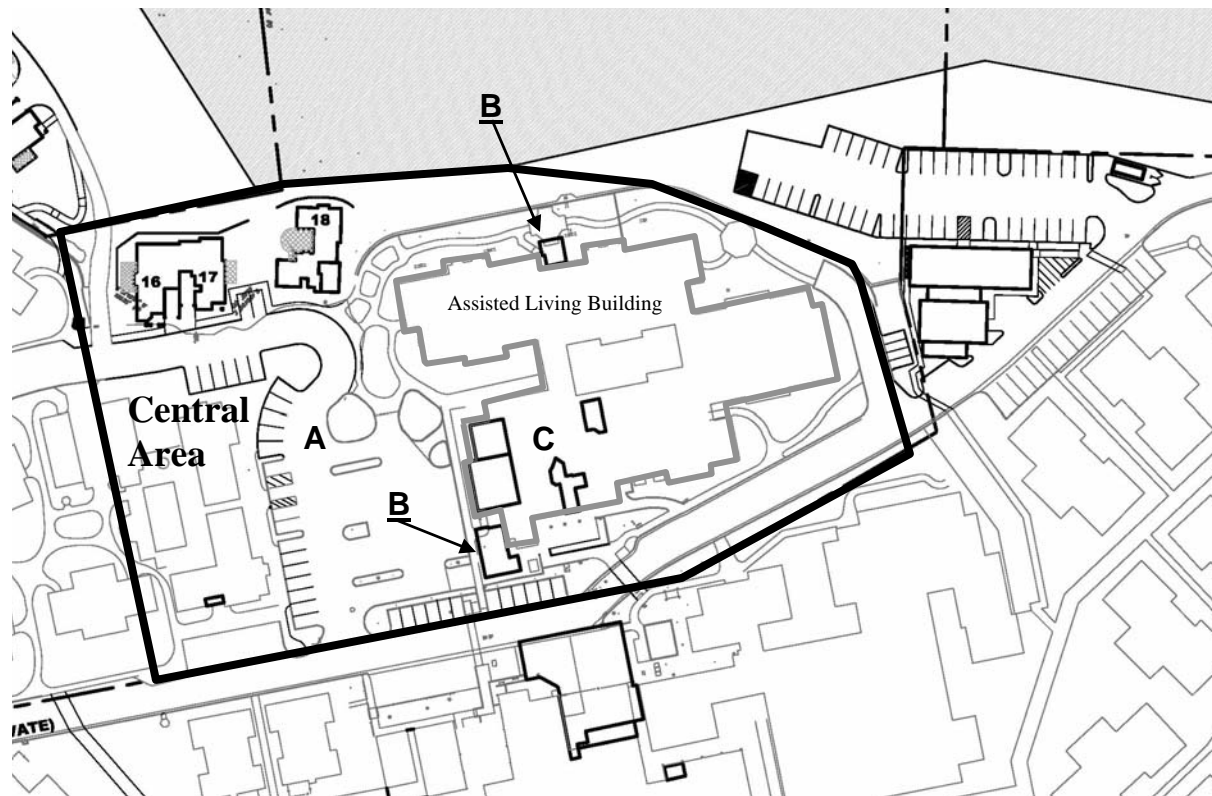
Legend

- | | |
|------------------------------------|--|
| Existing building or structure | C New Outdoor Dining Area |
| Proposed new or modified facility | D Receiving Area Remodel |
| Proposed residential unit | E Outdoor Plaza Remodel |
| Area Boundary | F Administration Building Additions |
| A Reconfigured Parking Area | G Social Room Remodel |
| B New Indoor Dining Area | H Salon/Staff Lounge Remodel |
| | I New Gazebo Building |







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Source: On Design, LLC



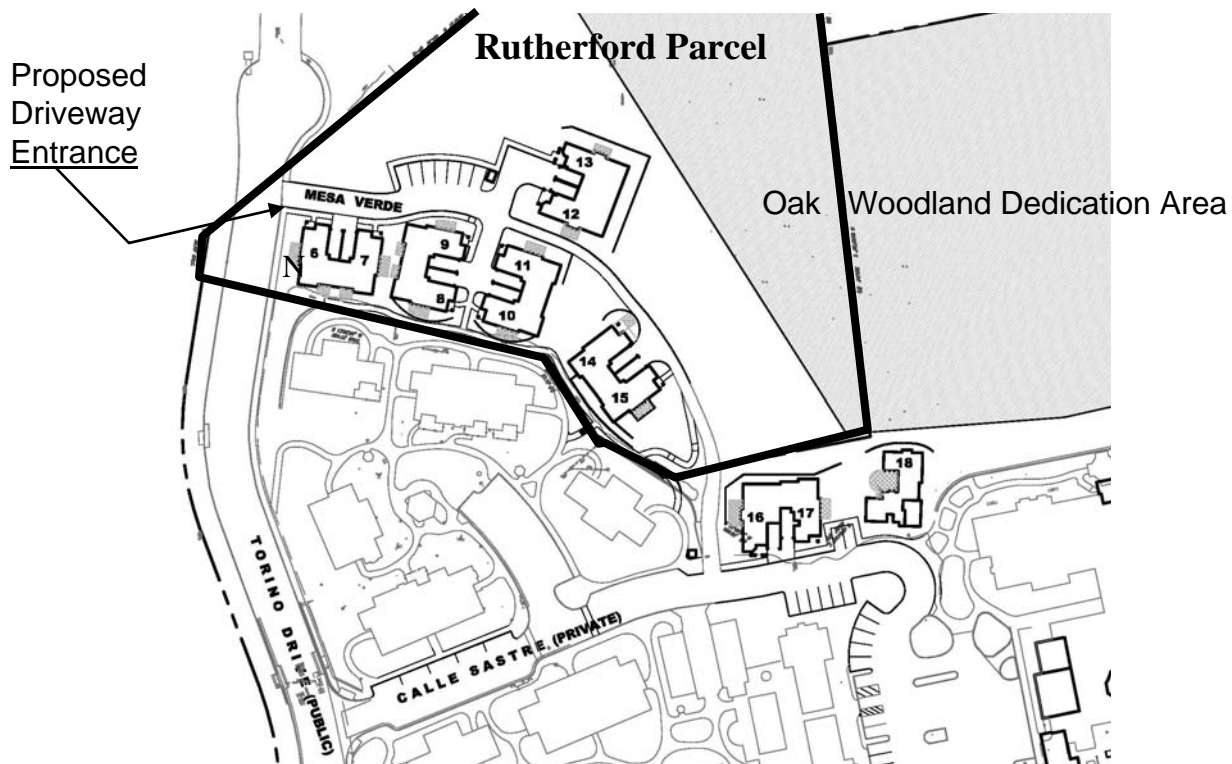
LEGEND



-  Existing building or structure
-  Proposed new or modified facility
-  Proposed residential unit
-  Area Boundary





- A** Reconfigured Parking Area
- B** Assisted Living Building Additions
- C** Assisted Living Building Remodel Areas

Source: On Design, LLC

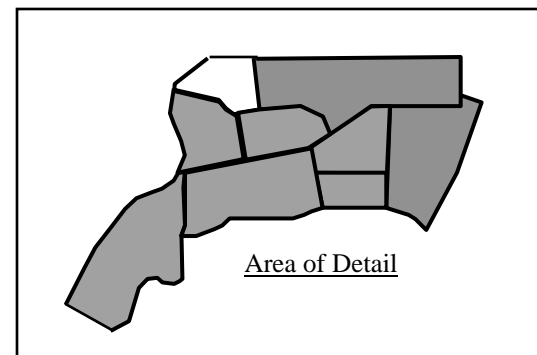


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LEGEND

-  Existing building or structure
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Source: On Design, LLC

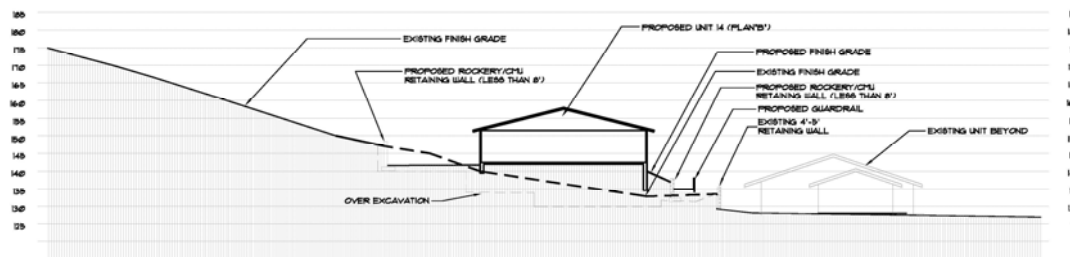




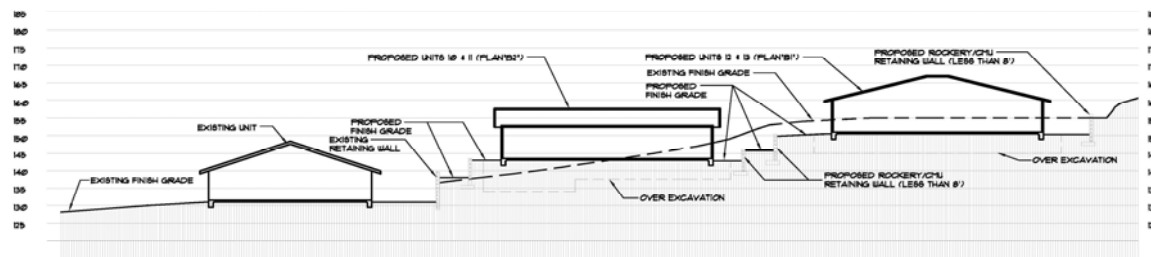
STREET ELEVATION



STREET ELEVATION WITH FOLIAGE



PARTIAL SECTION E-E



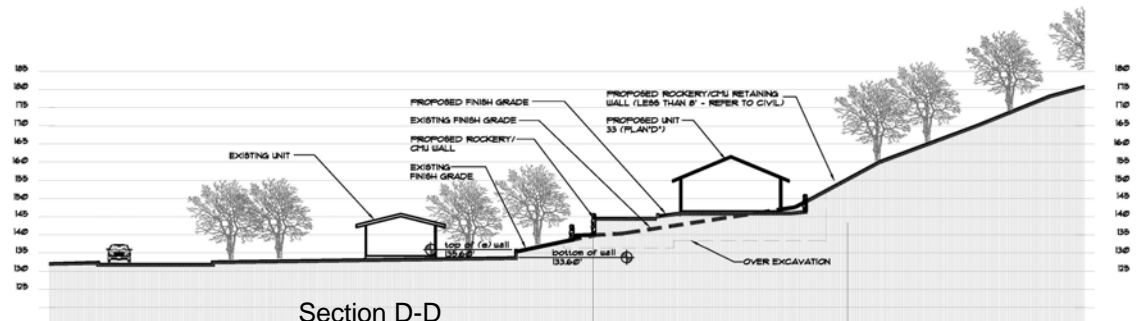
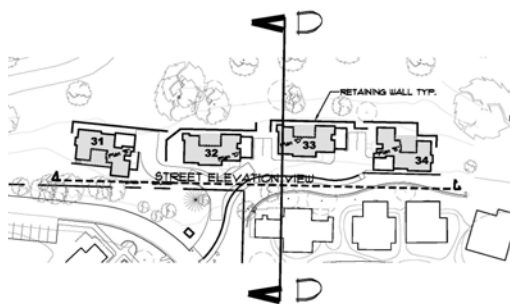
Source: On Design, LLC Not to Scale



STREET ELEVATION

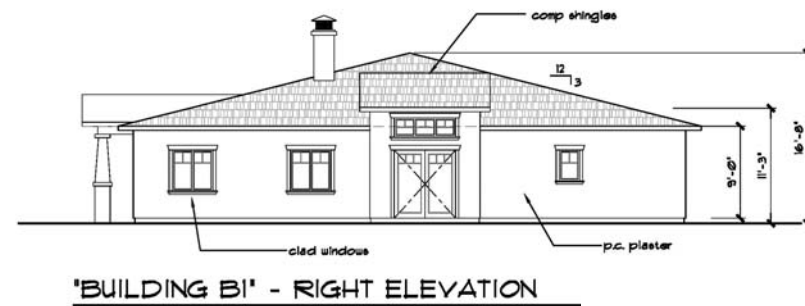
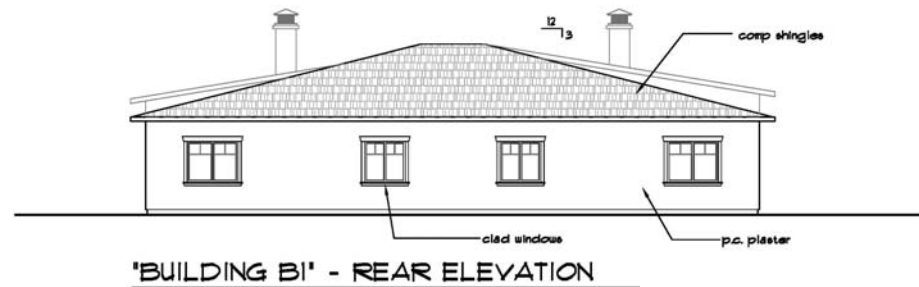


STREET ELEVATION WITH FOLIAGE



Section D-D

Source: On Design, LLC Not to Scale



Source: On Design, LLC Not to Scale

**Table 3.3-1
Proposed Residential Buildings**

Project Area (1)	Number of Residential Structures	Number of Residences
North	2 single structures 1 duplex structure	4
Northeast	3 duplex structures	6
South	2 duplex structures	4
West	4 single structures	4
East	2 single structures	2
	2 duplex structures	4
	1 triplex structure	3
Central	1 single structure	3
	1 duplex structure	
Rutherford Parcel	5 duplex structures	10
Total	24 structures	40 units

(1) Refer to Figure 3.3-1 for the location of each project area.

3.3.2 Assisted Living Facility Additions and Remodel

The Assisted Living Facility building is located in the central portion of the project site and is presently 24,225 net square feet in area. The facility provides 48 bed spaces in 45 rooms, a dining room and a variety of other accessory uses.

The proposed project includes changes to the Assisted Living Facility building to provide a new fitness room, four (4) new assisted living rooms/beds, new restrooms and new staff area. In total, 865 net square feet of floor area would be added to the building, and 2,626 net square feet of existing interior area would be remodeled. The expanded facility would provide 52 beds in 49 rooms. Most of the new floor area would be provided at the southeast corner of the building and would be used to provide a new fitness room and restroom. With the proposed changes to the Assisted Living Facility building the structure would be 25,090 net square feet in area. The portions of the Assisted Living Facility building that would be changed by the proposed project are depicted on the detailed site plan for the central portion of the project site (Figure 3.3-7).

3.3.3 Administration Building Additions and Remodel

The Administration Building is located in the eastern portion of the project site and is presently a one-story, 1,817 net square foot building. All of the existing building space would be remodeled and 4,600 net square feet of new floor area would be added. Most of the new building area would be provided by expanding the footprint of the building to the south and by adding a new second story. With the proposed changes to the Administration Building the structure would be 6,417 net square feet in area. The footprint area of the

Administration Building that would be changed by the proposed project is depicted on the detailed site plan for the east portion of the project site (Figure 3.3-6).

Uses that would be provided in the Administration Building for residents and employees include a variety of offices, large and small conference rooms, a bank office, lobby, restrooms, storage and mechanical equipment areas, and other accessory uses. The second story addition would be used to provide four (4) new bed and breakfast rooms. The approximate maximum height of the Administration Building would be 25 feet and 10 inches above finished grade. The appearance of the proposed building is depicted on Figure 3.3-12.

3.3.4 Maintenance Building

The existing maintenance building is located in the west portion of the project site and provides 4,348 net square feet of floor area. The existing building would be demolished and two new structures totaling 5,642 net square feet would be provided at a location that is south of and adjacent to the existing building site.

The western portion of the new maintenance building would be a two-story structure that provides storage areas, a wood shop, and other accessory uses. This portion of the maintenance building would be partially built into an adjacent sloping area. The eastern portion of the building would be one-story and include laundry services, storage areas, offices and other accessory uses. The maximum height of this structure would be approximately 23 feet above finished grade. The location of the proposed Maintenance Building is depicted on the detailed site plan for the west portion of the project site (Figure 3.3-5), and the appearance of the proposed buildings are provided on Figure 3.3-13.

3.3.5 Other Proposed Building Additions and/or Remodels

Salon/Staff Lounge Building. The Salon/Staff Lounge building is located in the east portion of the project site and presently provides 1,982 net square feet of floor area. All of the existing building space would be remodeled and 503 net square feet of new floor area would be added. The footprint area of the Salon/Staff building that would be modified by the proposed project is depicted on the detailed site plan for the east portion of the project site (Figure 3.3-6). Upon completion of the proposed project, the Salon/Staff Lounge building would be 2,213 net square feet in area, and would be used to provide an expanded salon area, expanded staff lounge and the “Santa Barbara Room” activity center.

Dining/Multi-Purpose Building. The Dining/Multi-Purpose building is located in the east portion of the project site and provides 11,647 net square feet of floor area. A variety of uses are provided in the building, including a dining room, theater/multi-purpose room, kitchen, lobby, loading dock area and other accessory uses. Several additions and remodels of the building are proposed:



PROPOSED ADMINISTRATION BUILDING WEST ELEVATION

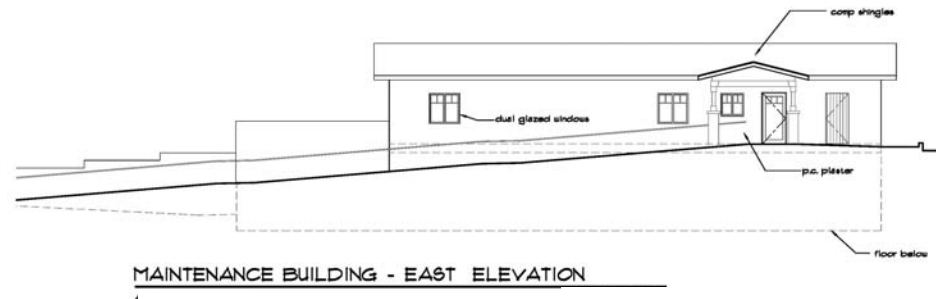
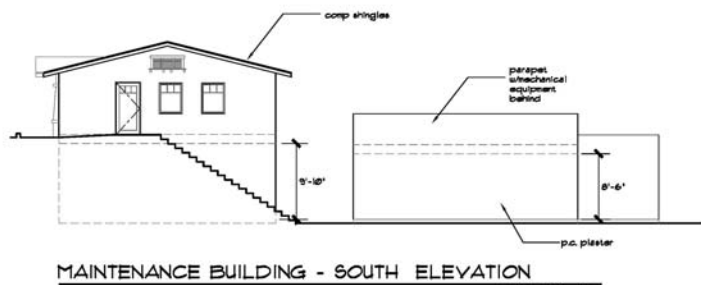
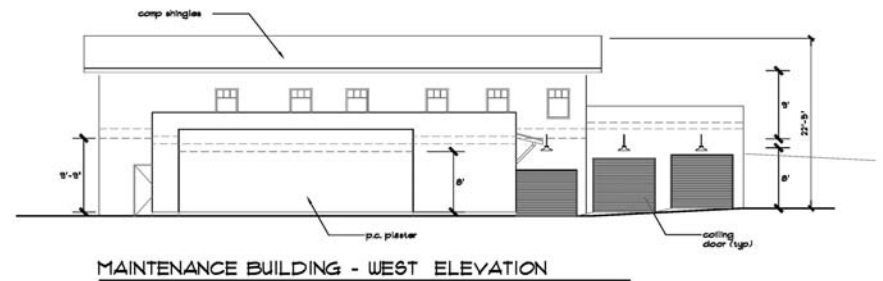
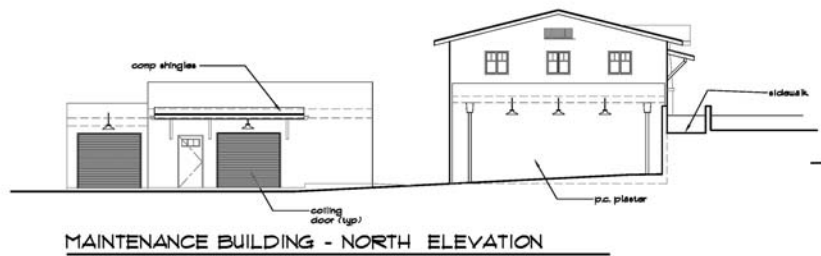


PROPOSED ADMINISTRATION BUILDING EAST ELEVATION



PROPOSED ADMINISTRATION BUILDING SOUTH ELEVATION

Source: On Design, LLC Not to Scale



Source: On Design, LLC Not to Scale

- A new formal dining area on the west side of the building. The new dining area would be an extension of the existing dining facility.
- New wellness center along the south side of the building.
- New outdoor dining area along the east side of the building.
- New area added to the east side of the multi-purpose/theater facility.

The proposed building additions would add a total of 1,592 net square feet of floor area to the building, increasing the size of the structure to 13,239 net square feet. In addition to the proposed new floor area, 2,561 square feet of interior area in the building would be remodeled. The footprint area of the Dining/Multi-Purpose building that would be changed by the proposed project is depicted on the detailed site plan for the east portion of the project site (Figure 3.3-6).

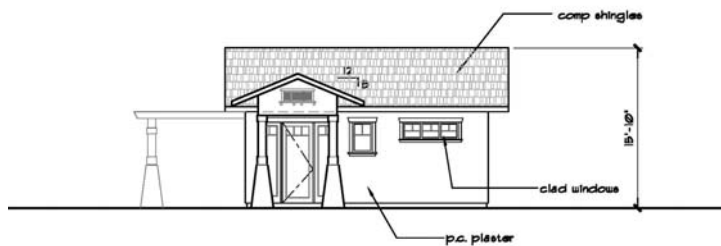
Gazebo Buildings. There are presently six gazebo buildings located throughout the Valle Verde project site. Each of the structures includes a lavatory and half-bath facilities, some with laundry facilities, and in total, the structures provide 1,802 net square feet of floor area. Four of the gazebo structures located in the north, east and south project areas would be removed (354 net square feet) and three new gazebo buildings would be provided on the south, east and north portions of the project site. Each of the proposed gazebo buildings would be 548 net square feet for a total of 1,644 square feet and would provide an activity area, janitorial and laundry facilities, and a restroom. With the proposed changes to the gazebo buildings, the existing and proposed gazebo structures would provide 3,092 net square feet of floor area. The appearance of the proposed gazebo buildings is provided on Figure 3.3-14.

Recreation Building. The Recreation Building is located in the central portion of the project site and is approximately 4,630 square feet. Approximately 1,203 square feet of the building would be remodeled and 56 net square feet of new floor area would be added. The proposed building modifications would convert an art room and fitness area to a lounge, common area and storage. Upon completion of the proposed building remodel and expansion, the Recreation Building would provide 4,686 net square feet of floor area.

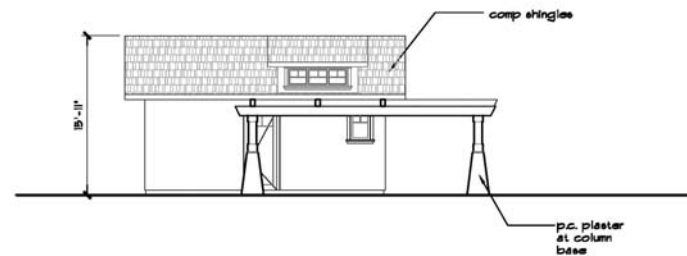
Other Remodeled Areas. Several other facilities located on the project site would be remodeled. These facilities include the installation of a small delicatessen/café in the Social Building in the east project area; and the remodel of several outdoor patio areas.

3.3.6 Structure Demolition

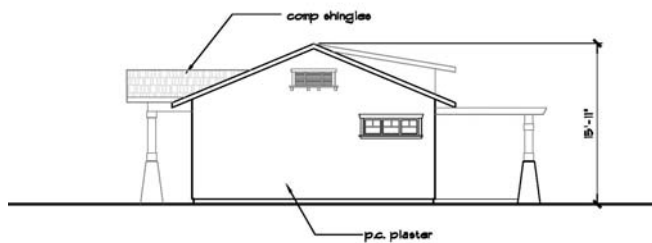
The proposed project includes the demolition of various buildings and structures. The following buildings would be removed from the project site.



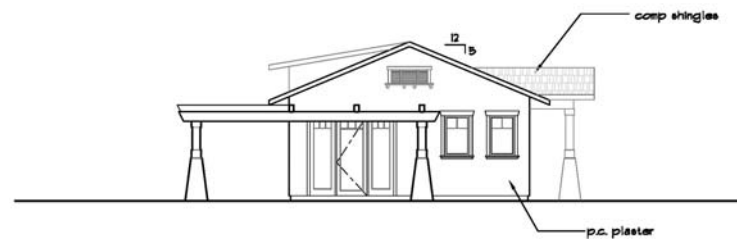
GAZEBO - FRONT ELEVATION



GAZEBO - REAR ELEVATION



GAZEBO - RIGHT SIDE ELEVATION



GAZEBO - LEFT SIDE ELEVATION

Source: On Design, LLC Not to Scale

Residential Buildings. As described above, residential buildings to be demolished include the Rutherford house; two (2) two-bedroom units located in the east project area; and four (4) studio units in a single structure that is also located in the east project area.

Hospice Facility. The 2,280 square foot hospice facility was is located in the east project area. The facility was operated by a separate organization and is being relocated to an off-site facility.

Bed and Breakfast Units. Two bed and breakfast units are to be removed and are located in a structure that also includes one of the residential units that is to be removed. The entire building is to be demolished and is located in the east project area.

Wellness Facility. The Wellness Facility is located in a structure that also includes one of the residential units that is to be removed. The entire building is to be demolished and is located in the east project area.

Other Buildings. As described above, other common buildings to be demolished include four gazebos in the north, east and south project areas, and the existing maintenance building. In addition to the demolition of the identified buildings, other accessory structures and paved surface areas are to be removed from the project site, including parking lots, walkways, curbs, driveways and trash enclosures.

3.3.7 Proposed Development Summary

The net building area for the existing and proposed buildings that would be located at the Valle Verde facility after the implementation of the proposed project is summarized on Table 3.3-2.

3.3.8 Site Access and Parking

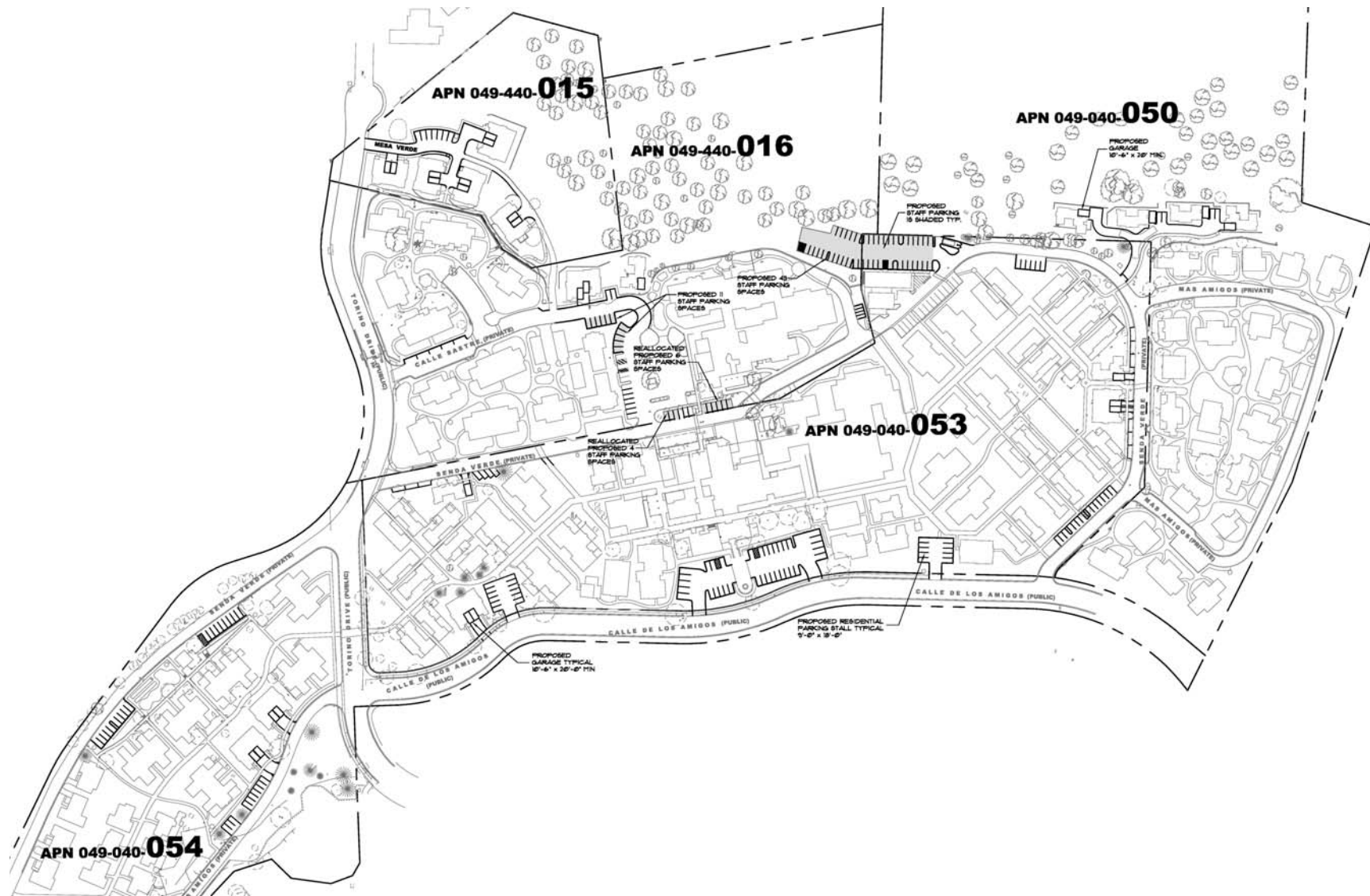
Site Access. Access to the project site is provided by two public streets: Calle de los Amigos, which intersects with Modoc Road; and by Torino Drive, which can be accessed from a number of streets including Veronica Springs Road and Palermo Drive. Veronica Springs Road intersects with both Modoc Road and Las Positas Road; and Palermo Drive intersects with Modoc Road (Figure 3.2-1).

Access to the project site would continue to be provided by the existing driveways via the existing public street system, and access throughout the site would continue to be provided by a network of on-site private streets. Eight of the proposed residential units that would be located on the Rutherford parcel would be accessed by a new driveway that would connect to Torino Road (Figure 3.3-8).

Parking. There are presently 331 parking spaces located on the project site, including 289 uncovered spaces and 42 garage/carport spaces. In addition to the existing parking facilities that are to be retained, the proposed project would provide new uncovered parking spaces in new parking lots, new uncovered parking spaces in reconfigured parking lots, and parking spaces in new garages and carports. With the implementation of the proposed project 83 net new parking spaces would be added to the project site, providing a total of 414 on-site spaces. The types of parking spaces to be provided are described in Table 3.3-3, and the locations of proposed parking areas are depicted on Figure 3.3-15.

**Table 3.3-2
Existing and Proposed Building Development Summary**

Existing Buildings	Net Square Feet
Common Buildings	35,813
Assisted Living	24,225
Residences (including studios)	169,743
Skilled Nursing	27,244
Hospice	2,280
<i>Subtotal</i>	259,305
Building Demolition	
Maintenance Building	4,348
Gazebos	354
Residential Units (including studios)	9,243
<i>Subtotal</i>	13,945
New Residences	
Residences	50,678
Garages and Storage	6,801
<i>Subtotal</i>	57,479
Accessory Buildings	
Gazebo Buildings (three new structures)	1,644
Salon (building addition)	503
Maintenance (new building)	5,642
Administration Bldg. and four (4) B&B rooms (building addition)	4,600
Assisted Living (building addition)	865
Multi-Purpose Room (building addition)	672
Recreation Building (building addition)	56
Wellness Facility (building addition)	253
Dining Room (building addition)	667
<i>Subtotal</i>	14,902
Total New Construction	72,381
Total Net Existing and Proposed	317,741



Source: On Design, LLC

Not to Scale

Table 3.3-3
Valle Verde Existing and Proposed Parking Spaces

	Existing Spaces	Removed	Proposed New Spaces	Total (Net New)
Uncovered	289	<126>	172	335 (46)
Covered	42	0	37	79 (37)
Total	331	<126>	209	414 (83)

3.3.9 Grading and Tree Removal

Grading. Development of the proposed project would require approximately 24,820 total cubic yards of grading, including 11,520 cubic yards of cut and 13,300 cubic yards of fill. Approximately 1,780 cubic yards of soil would be imported to the project site. Areas of the project site where the majority of the proposed grading would occur are described below.

Rutherford Parcel. The hillside area along the northern and eastern sides of this project area would be graded to facilitate the development of proposed residences and parking areas. New retaining walls would also be provided on the north side of the proposed residences. The retaining walls would generally be a maximum of five to eight feet in height.

South Project Area. Grading in this area would be for the development of proposed residences and parking areas. Retaining walls would not be used in this area.

East Project Area. Grading in this area would be for the development of proposed residences and parking areas. Retaining walls would not be used in this area.

West Project Area. Grading in this project area would be required for the development of the proposed Maintenance Building and four proposed residential buildings. The proposed grading would result in the modification of hillside areas west of the building sites. The building pad for the two-story portion of the proposed Maintenance Building would also be excavated to allow the first floor of the building to be recessed into the adjacent hillside. New retaining walls would be provided on the west side of the building sites, and would generally have a maximum height of five to eight feet.

Central Project Area. The hillside area along the northern side of this project area would be graded to facilitate the development of a proposed driveway, two residence buildings and parking areas. New retaining walls to be provided would generally be six to eight feet in height, and would be located on the west side of the two proposed residences in the western portion of the project area.

Northeast Project Area. Grading in this area would be for the development of proposed residences and parking areas. Retaining walls would not be used in this area.

Tree Removal. A tree inventory prepared for the proposed project determined that there are 181 trees located on or adjacent to areas of proposed on-site development. These trees include 79 native oaks, two California sycamore trees and 100 non-native trees. Development of the project would require the removal of 15 oak trees and six (6) oak trees may be impacted by construction activities. Of the 15 trees to be removed, 13 of the trees have a trunk diameter of eight inches or less. Five (5) of the trees to be removed are located on the Rutherford parcel, four (4) are located in the west project area, and six (6) are located in the north project area. The applicant has proposed to plant 150 oak trees to replace the trees that would be removed. The project would also require the removal of 46 non-native trees and one large California sycamore tree may be impacted. A tree protection plan has been proposed to minimize impacts to trees adjacent to construction activities.

3.3.10 Oak Woodland Dedication

A condition of approval included in the previously approved 1984 Conditional Use Permit for the Valle Verde facility required that four (4) acres of on-site oak woodland area be dedicated to the City. However, the dedication was never implemented. As part of the current project, the applicant has proposed to dedicate or otherwise restrict development rights on the original four-acre area, plus an additional 5.8-acre area. The proposed 9.8-acre oak woodland area is depicted on Figure 3.3-5.

3.3.11 Project Schedule

Grading activities required for building site preparation would occur over a period of approximately three (3) months. It is anticipated that the construction of proposed facilities would occur over an 18-month period.

3.4 REQUIRED PERMITS AND APPROVALS

Implementation of the proposed project requires the approval of a Conditional Use Permit Amendment; Modifications of Zoning Ordinance requirements for separation distance between main buildings and reduced front and interior yard setbacks; and a Lot Line Adjustment. Additional information regarding the proposed Modifications and Lot Line Adjustment is provided below.

3.4.1 Zoning Ordinance Modifications

The requested Modifications of Zoning Ordinance standards are summarized below:

Street and Yard Setback Reductions

- Residence 10 – rear yard reduction
- Residence 16 - front yard reduction from Mesa Verde (a proposed site access driveway that connects to Torino Drive)
- Residences 17 and 18 - interior yard reductions from Mesa Verde (a private driveway)
- Residence 26 - front yard reduction from Sende Verde (a private street)
- Residence 31 - side yard reduction from Sende Verde (a private street)
- Maintenance Building - side yard reduction
- Gazebo structure - front yard reduction from Sende Verde (a private street)

Porch or Building Eave Setback Reductions

- Residences 20, 22, 28, 29 and 30

Separation Distance Between Main Buildings

- Residences 1, 2, 3, 4, 5, 7, 8, 9, 14, 20, 21, 22, 24, 25, 26, 28, 35, 36, 37, 38 and 39
- Laundry/Storage building

3.4.2 Lot Line Adjustment

A Lot Line Adjustment has been proposed to transfer 0.2 of an acre (approximately 8,700 square feet) from Assessor Parcel 49-440-015 to Parcel 49-440-016. The Lot Line Adjustment has been proposed so that proposed residences 16 and 17 would not cross a property line. The proposed Lot Line Adjustment characteristics are summarized on Table 3.4-1.

**Table 3.4-1
Proposed Lot Line Adjustment Characteristics**

Assessor Parcel	Existing Parcel Area (Acres)	Proposed Parcel Area (Acres)	Change in Parcel Area (Acres)
049-440-015	3.50	3.30	-0.20
049-440-016	10.77	10.97	+ 0.20
049-040-050	20.00	20.00	No Change
049-040-053	14.08	14.08	No Change
049-040-054	11.4	11.4	No Change

3.5 PROJECT OBJECTIVES

For the purpose of this environmental review, the following are the objectives of the Valle Verde Retirement Community project. The primary objectives of the proposed project are to:

1. **Enhance facilities provided on the campus site.** The project would implement this objective by providing new services for campus residents and addressing deferred maintenance issues.
2. **Meet a portion of Santa Barbara's need for senior housing.** The project would implement this objective by providing additional independent housing units and assisted living units.

Other objectives of the proposed project are to:

3. **Maintain the balance of outdoor campus space for pedestrian activities and enhance the aesthetics of new development.** The project would implement this objective by enhancing pedestrian access along campus trails and pathways, providing appropriate night lighting, providing activity lawns and a campus plaza, and providing gazebo buildings for resident use.
4. **Maintain single-story architecture for housing and amenities to best serve the physical and independent needs of the residents.** This objective would be achieved providing single-story residential units and by grouping new housing into mostly duplex and cottage arrangements.
5. **Continue to be a good neighbor by maintaining neighborhood compatibility.** The applicant has indicated that this objective would be achieved by reducing the need for staff to park on public streets by providing additional on-site parking, and by providing new facilities that would minimize the number of vehicle trips generated by the proposed project.
6. **Implement best management practices campus-wide.** The applicant has indicated that this objective would be achieved by using "green" building techniques, increased use of photovoltaic panels, continued development of alternative transportation programs, and the use of native and drought tolerant landscaping.